

ROW005A

101427/201000
Y. Charles Richardson
Janice J. Richardson

10/25/2007

027-1-00-W

5/22/08 1:57:54 SS
BK 585 PG 253
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Do not record above this line.

WARRANTY DEED

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of sixty nine thousand one hundred fifty
/100 Dollars

(\$ 69,150.00) the receipt and sufficiency of which is hereby acknowledged,

I/or we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi

Transportation Commission the following described land:

INDEXING INSTRUCTIONS: SW 1/4 of the NW 1/4 *Olive Branch IN*
of Section 34 Township 1 being all of the north part of Lot 13 of
South, Range 6 West, Block 14 per the St. George Richardson
Desoto County, Mississippi. Survey, Town of Olive Branch, MS,
October, 1937.

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD83(93), grid values, using a scale factor of 0.99996213 and a delta-alpha angle of positive (+) 00 degrees 17 minutes 17.68 seconds as determined specifically for Mississippi State Highway No. 305 project, more specifically identified as Mississippi Department of Transportation Project Number FAP NO. STP-0031-02(001) (101427/201000). It is the intent of this description to describe that portion of the Grantor's property lying between the East right-of-way line of Mississippi State Highway No. 305 and the East proposed right-of-way line as defined by said Mississippi Department of Transportation Project

Commencing at a PK Nail found marking the Southwest corner of Section 34, Township 1 South, Range 6 West, Desoto County, Mississippi, thence run North 00 degrees 43 minutes 29 seconds East for 3,038.97 feet to Point of Beginning of the tract of land herein being described, said point being the Southwest corner of the Grantor's property and on the East right-of-way line of Mississippi State Highway No. 305, said point also being 33.43 feet right of and perpendicular to Highway Station 734+76.52 of said project;

MDOT

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SK
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From said point of beginning:

- thence run in a Northerly direction along the East right-of-way line of said Mississippi State Highway No. 305 and along a curve to the right having a radius of 66922.48 feet for an arc length of 212.23 feet, chord of said arc being North 00 degrees 15 minutes 32 seconds West for 212.23 feet to a point on the Northwest corner of Grantor's property;
- thence run North 89 degrees 17 minutes 30 seconds East along Grantor's North property line for 51.68 feet to a point on the East proposed right-of-way line of said project;
- thence run South 00 degrees 13 minutes 52 seconds East along the East proposed right-of-way line of said project for 212.58 feet to a point on the Grantor's South property line;
- thence run South 89 degrees 41 minute 28 seconds West along the Grantor's South property line for 51.57 feet to the point of beginning.

The above described parcel of land contains 0.2520 acres of land, more or less, and is situated in the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 1 South, Range 6 West, Desoto County, Mississippi.

The grantor herein further warrants that the above described property is ^{EC} ~~not~~ ^{part} of his/or her homestead. _{JR.}

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

This conveyance includes all improvements located on the above described land and partially on Grantor's remaining land. The Grantee herein, its agents, and/or Assigns are hereby granted the right of Ingress and Egress on Grantor's remaining land for removing or demolishing the improvements. The consideration herein named is in full payment of all said improvements.

EC

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It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness signature the 30th day of, April A.D., 20 08

 Janice J. Richardson
 Y. Charles Richardson

* **Grantee, Prepared by and return to:** Pam Betts
 Miss. Department of Transportation 84-07
 Right of Way Division
 P. O. Box 1850
 Jackson, Mississippi 39215-1850
 Phone: 601-359-7512
 Account No. FAP-STP-0031-002(001)

Grantor Address:

 Janice J. Richardson
 6606 Cockrum Road
 Olive Branch, Mississippi 38654

 Phone: 662-895-2223

 Business No.

 P.O. Box 61
 Olive Branch MS 38654
 662-895-2223

 Y. Charles Richardson
 P.O. Box 111071
 Memphis TN 38111
 901-452-4254

EC ^{7/08}
 J.R.

In the case of natural persons acting in their own right:

STATE OF MS
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state,
on this 30th day of April, 2008, within my jurisdiction, the within named
Janice J. Richardson

_____, who
acknowledged that (he) (she) (they) executed the above and foregoing instrument.

Sheila A. Seal (NOTARY PUBLIC)

My commission expires:



In the case of natural persons acting in their own right:

STATE OF MS
COUNTY OF Desoto

Personally appeared before me, the undersigned authority in and for the said county and state,
on this 30th day of April, 2008, within my jurisdiction, the within named
Y. Charles Richardson

_____, who
acknowledged that (he) (she) (they) executed the above and foregoing instrument.

Sheila A Seal (NOTARY PUBLIC)

My commission expires:

